



13 Lynn Avenue, Sale, M33 7BN

£350,000

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# Jordan fishwick

- Bay Fronted Three Bed Semi
- Two Reception Rooms
- Scope to Extend STPP
- Walking Distance to Dane Road Metrolink
- Freehold
- Close to Sale Town Centre
- In Need of Modernisation
- Front and Rear Garden & Large Driveway
- EPC - E
- Council Tax Band - C

*\*NO CHAIN\** Traditional 1930s three bedroom semi detached property situated in popular cul-de-sac, close to Sale Town Centre, Dane Road Metrolink. In need of a degree of refurbishment, the property offers well balanced accommodation to include entrance hall, bay fronted dining room, open to sitting room and galley kitchen with further store room. To the first floor there are two double bedrooms, a single bedroom, a bathroom and separate WC. Gas fired central heating from a combi boiler and UPVC double glazing throughout.

Externally, front garden and large driveway leading down the side of the property to the rear garden, which is laid to lawn and has a patio area for seating. Freehold. Council Tax Band C. EPC E.





## Floor Plans

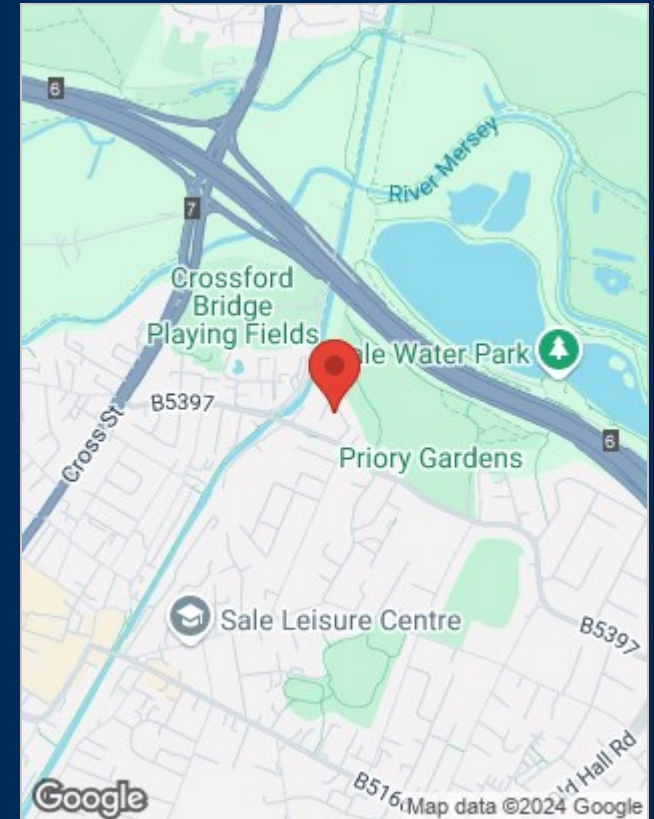


## Viewing

Please contact our Sale Office on 0161 962 2828 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

## Location Map



## Energy Performance Graph

